

CITY OF MADISON
TRANSPORTATION AGENCY
INTER-DEPARTMENTAL
CORRESPONDENCE

DATE: August 25, 2010

TO: Transit & Parking Commission
FROM: William Knobeloch, Parking Operations Manager
SUBJECT: Wilson Lot permit sales

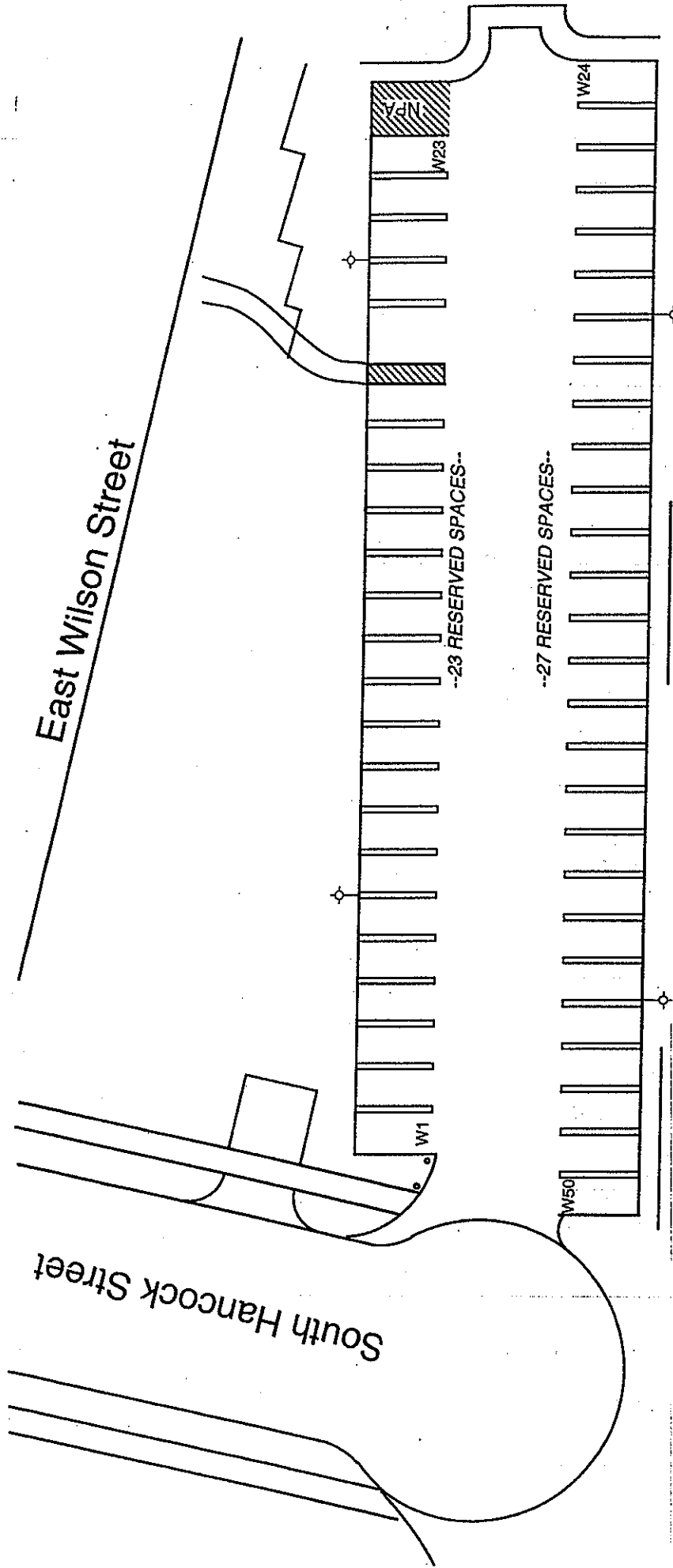


The Parking Utility started selling monthly permits to this 50-space lot to businesses and individuals in 1993. The original resolution # 48,926 (attached) indicates the conditions of use. Originally 90% of the lot (45 spaces) was reserved for business lease, and 10% (5 spaces) was reserved for individual use.

For many years this lot was full with a long waiting list. Demand decreased as prices increased (currently \$101-\$121/month), and some potential customers chose other transportation alternatives. This year we have had a very consistent 7 spaces vacant with no businesses on the waiting list, while 7 – 10 individuals wait for vacancies.

With no objections from the TPC, Parking management intends to change the stall distribution to 50% business and 50% business or individual. This will allow us to better use our resources and provide needed, reasonably priced parking to individuals on our waiting list for Wilson Lot. We will start this new space allocation as soon as it's approved by the TPC. Management will review the occupancy status on a regular basis and adjust the allocation as needed to serve the business and residential community.

WILSON LOT



Layer	Revision	Date
Base	1	1 / 29 / 02
Sign Inv.	1	1 / 29 / 02
Printed	1	1 / 29 / 02

70 DA

AGENDA ITEM # _____

Copy Mailed
to Aldermen _____

City of Madison, Wisconsin

A RESOLUTION _____

Authorizing the use of City owned property within the East Rail Transportation Corridor by the Parking Utility for a parking facility.

Drafted By: Donald S. Marx, Real Estate Supervisor

Date: April 10, 1992

Fiscal Note: \$2,500 to the general fund for first three years and rent at 10% of fair market value thereafter (estimated \$15,000/year).

SPONSORS: Ald. Bert Zipperer, District 6

Presented April 21, 1992
Referred Board of Public Works,
Transportation Commission, and
Plan Commission

Rereferred _____

Reported Back MAY 19 1992

Adopted POF _____

Rules Susp. _____ Tabled _____

Public Hearing _____

APPROVAL OF FISCAL NOTE IS NEEDED
BY THE COMPTROLLER'S OFFICE
Approved By:
[Signature]
Comptroller's Office

RESOLUTION NUMBER 48,926
ID NUMBER 11052

WHEREAS, the City acquired, in June 1991, abandoned railroad right-of-way from the Soo Line Railroad for its East Rail Transportation Corridor; and

WHEREAS, the acquisition included a parcel of land located in the 400 Block of East Wilson Street; and

WHEREAS, the City of Madison's Parking Utility has indicated its desire to use this parcel for the construction and operation of a parking facility; and

WHEREAS, the City Council approved (Resolution No. 48,092, I.D. No. 9517 adopted August 6, 1991) an East Rail Corridor Interim Land Use Plan which recommended the use of this parcel for a parking facility operated by the Parking Utility; and

WHEREAS, the City Council approved (Resolution No. 10,394, I.D. No. 10,319 adopted March 3, 1992) the rezoning of this parcel from Conservancy to C-2 to allow a portion of this parcel to be used by the Parking Utility for a parking facility; and

WHEREAS, terms and conditions for the use of a portion of this parcel as a parking facility have been negotiated between the Real Estate Section and the Parking Utility.

NOW, THEREFORE, BE IT RESOLVED, that the Parking Utility be authorized to use a portion of City owned property in the 400 block of East Wilson Street, as indicated on the attached drawing within a parcel legally described below, for the construction and operation of a parking facility subject to the following terms and conditions:

1. The City shall agree to the use of the parcel by the Parking Utility for the construction, maintenance, and operation of a public parking facility.
2. The primary term of the use shall be ten (10) years. The use may be continued for subsequent one (1) year terms upon mutual consent of both parties.
3. The Parking Utility shall pay the City an annual rent payment based on the following schedule:

Years 1-3 \$2,500.00

Years 4-10 ten (10) percent of the fair market value of the leased parcel

(Initial Rent Calculation: 16,456 square feet x \$9.25 square foot x 10% = \$15,221.60 annual rent)

Said payment for years 1-3 shall be made in one annual payment beginning on the effective date of the primary term of the use and on each subsequent anniversary date. Beginning in year 4 said payments shall be made annually in equal quarterly payments. The annual rent shall be prorated for terms less than one (1) year.

4. The rental payment shall be adjusted every five (5) years to reflect any increase in the fair market value of the parcel. In no case, however, shall the rent adjustment for the next five (5) year period be greater than ten (10) percent.
5. The Parking Utility shall obtain, at its sole expense, a conditional use permit that will allow the construction and operation of a parking facility on the parcel. The City will provide assistance as required to obtain the permit.
6. All costs of on-site and off-site improvements (excluding any improvements associated with the reconstruction of South Hancock Street) directly related to the construction and operation of the parking facility shall be paid by the Parking Utility. Construction will be performed in compliance with applicable City ordinances and Conditional Use Permit requirements.
7. Any liability resulting from the use of the parcel by the Parking Utility for the construction, operation and maintenance of the parking facility shall be covered by the City's general liability insurance.
8. Should the City terminate the Parking Utility's use of this parcel within three (3) years of the effective date of the primary term of the use, the City shall reimburse the Parking Utility for its unamortized development costs. Said development costs shall be amortized over a three (3) year period beginning on the effective date of the primary term of use by the Parking Utility.
9. All operation and maintenance expenses including taxes, insurance, maintenance, lighting, snow removal, landscaping, and administration shall be paid by the Parking Utility.
10. The Parking Utility will agree to comply with all applicable municipal Affirmative Action and Accessibility ordinances and nondiscrimination covenants which apply to City contracts.
11. Upon termination of the Parking Utility's use of the parcel, title to the parking facility improvements shall vest in the City. The City may, in its sole discretion, require the Parking Utility to remove, at its sole cost and expense, parking facility improvements upon termination of the Parking Utility's use of the parcel.

LEGAL DESCRIPTION

A parcel of land described as part of Lots 1, 2, 3, and 4 of Block 271 and part of Lots 1 and 2 of Block 269 of the Original Plat, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at a concrete monument with a brass cap at the meander corner for the W 1/4 corner of Section 24, T7N, R9E, Dane County, Wisconsin;

Thence N42°25'31"E, 2837.78 feet to a concrete monument with a brass cap at the meander corner for the N 1/4 corner of said Section 24;

Thence N20°45'21"E, 127.40 feet to a 3/4" diameter iron rebar in concrete on the northeast line of South Hancock Street, the point of beginning;

Thence along said northeast line N44°20'45"W, 67.91 feet to a 3/4" diameter iron pipe on the east line of a parcel described in Volume 809, Page 252 Doc. No. 1146780 of Deeds;